Karen Y Johnson Davidson County
Batch# 138303 DEEDWARR
09/10/2018 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $638.25
20180910-0089389

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2018

Notary Public

MY COMMISSION EXPIRES: 9/25/19
(AFFIX SEAL)

ENKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Magnum Investment, LLC	Magnum Investment, LLC	162-13-111
(NAME)	(NAME)	
401-403 Cedarmont Drive	1970 Ashburn court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182317

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Evelyn B. Pellegrin , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Magnum Investment, LLC, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 109, on the plan of Monte Carlo, Section Two-A, as of record in Book 4955, page 45, said Register's Office., to which plan reference is made for a more particular description.

Being the same property conveyed to Ernest B. Pellegrin and wife, Evelyn B. Pellegrin by Warranty Deed from Commerce Union Bank of Sumner County, dated November 8, 1982 and filed of record in Book 5972, Page 982, Register's Office for Davidson County, Tennessee. The said Ernest B. Pellegrin having since died on _____, leaving Evelyn B. Pellegrin as surviving tenant by the entirety.

RESTRICTIONS:
This conveyance is made subject to Restrictions appearing of record in Book 5202, Page 261, said Register's Office, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 401-403 Cedarmont Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of August, 2018

Evelyn B. Pellegrin

Evelyn B. Pellegrin

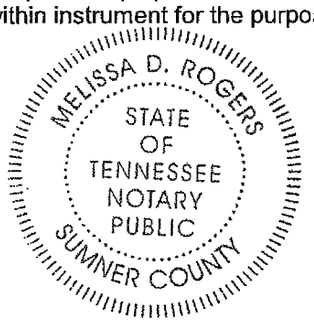
STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Evelyn B. Pellegrin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of August, 2018.

Melissa D. Rogers

Notary Public
My Commission Expires: 3/23/21



Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019